

STATE OF TEXAS  
COUNTY FORT BEND  
CITY OF FULSHEAR

# CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093  
Fulshear, Texas 77441

Phone: 281-346-1796 Fax: 281-346-2556

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## PLANNING AND ZONING COMMISSION MINUTES JANUARY 10, 2014

### 1. Call to Order

A Regular Meeting of the Planning and Zoning Commission was called to order by Chairman, Derek Einkauf at 8:02 a.m. in the City Hall located at 30603 F. M. 1093 Road, Fulshear, Texas 77441 on Friday, January 10, 2014.

### 2. Quorum

A quorum was present.

#### **Members Present:**

Bill Archer  
Harold Collins  
Terry Cozart  
Derek Einkauf

#### **Members Absent:**

Mike Lavengco  
David Worley  
One vacancy

#### **City Staff Present:**

D. (Diana) Gordon Offord, City Secretary  
C. J. Snipes, City Administrator  
Michelle Morris, Building Inspector  
April Jensen, Secretary for Permit Dept.  
Mary Meier, Communication Coordinator  
Cheryl Stalinsky, Economic Development Director

#### **Others Present:**

Kevin Gilligan

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**Continue- Others Present:  
Mike Roller  
And 9 others who did not sign in**

**3. Citizen's Comments:  
There were no Citizen's Comments.**

**4. Minutes  
Regular Meeting, December 6, 2013**

**A motion was made by Planning and Zoning Member Archer to approve the minutes as presented. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:**

**Ayes: Planning and Zoning Members Archer, Collins, Cozart, and Einkauf**

**Nays: None**

**Absent: Planning and Zoning Members Lavengco, Worley and one vacancy**

**5. Consider and take action on CCC Ranch (Lot 23 of North Fulshear Estates) Final Plat**

**A motion was made by Planning and Zoning Member Archer to approve CCC Ranch (Lot 23 of North Fulshear) Final Plat per recommendation by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:**

**Ayes: Planning and Zoning Members Archer, Collins, Cozart, and Einkauf**

**Nays: None**

**Absent: Planning and Zoning Members Lavengco, Worley and one vacancy**

**6. Consider and take action on Cross Creek Ranch/Creek Falls at Cross Creek Ranch/ Section 2/Final Plat**

**A motion was made by Planning and Zoning Member Collins subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:**

**Ayes: Planning and Zoning Members Archer, Collins, Cozart, and Einkauf**

**Nays: None**

**Absent: Planning and Zoning Members Lavengco, Worley and one vacancy**

**7. Consider and take action on Cross Creek Ranch/Creek Falls at Cross Creek Ranch/Section 3/Final Plat**

A motion was made by Planning and Zoning Member Archer to approve Cross Creek Ranch/Creek Falls at Cross Creek Ranch Section 3 Final Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

**Ayes:** Planning and Zoning Members Archer, Collins, Cozart, and Einkauf

**Nays:** None

**Absent:** Planning and Zoning Members Lavengco, Worley and one vacancy

**8. Consider and take action on Cross Creek Ranch/Creek Falls at Cross Creek Ranch/Section 5/Preliminary Plat**

A motion was made by Planning and Zoning Member Collins to approve Cross Creek Ranch Creek Falls at Cross Creek Ranch Section 5 Preliminary Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

**Ayes:** Planning and Zoning Members Archer, Collins, Cozart, and Einkauf

**Nays:** None

**Absent:** Planning and Zoning Members Lavengco, Worley and one vacancy

**9. Consider and take action on Cross Creek Ranch/Creek Falls at Cross Creek Ranch/Section 6/Preliminary Plat**

A motion was made by Planning and Zoning Member Archer to approve Cross Creek Ranch Creek Falls at Cross Creek Ranch Section 6 Preliminary Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

**Ayes:** Planning and Zoning Members Archer, Collins, Cozart, and Einkauf

**Nays:** None

**Absent:** Planning and Zoning Members Lavengco, Worley and one vacancy

**10. Consider and take action on Cross Creek Ranch/Creek Falls at Cross Creek Ranch/Section 7/Preliminary Plat**

A motion was made by Planning and Zoning Member Collins to approve Cross Creek Ranch Creek Falls at Cross Creek Ranch Section 7 Preliminary Plat subject to the



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recommendations by City Engineer, David Leyendecker. It was seconded by Planning and zoning Member Archer. The motion was carried by the following vote:

**Ayes:** Planning and Zoning Members Archer, Collins, Cozart, and Einkauf

**Nays:** None

**Absent:** Planning and Zoning Members Lavengco, Worley and one vacancy

**11. Consider and take action on Cross Creek Ranch/ Cross Creek Bend Lane Extension 8/ Final Plat**

A motion was made by Planning and Zoning Member Collins to approve Cross Creek Ranch Cross Creek Bend Lane Extension 8 Final Plat subject to recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

**Ayes:** Planning and Zoning Members Archer, Collins, Cozart, and Einkauf

**Nays:** None

**Absent:** Planning and Zoning Members Lavengco, Worley and one vacancy

**12. Consider and take action on Cross Creek Ranch/Creek Cove at Cross Creek Ranch/ Section 5/Final Plat**

A motion was made by Planning and Zoning Member Archer to approve Cross Creek Ranch Creek Cove at Cross Creek Ranch Section 5 Final Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Collins. The motion was carried by the following vote:

**Ayes:** Planning and Zoning Members Archer, Collins, Cozart, and Einkauf

**Nays:** None

**Absent:** Planning and Zoning Members Lavengco, Worley and one vacancy

**13. Consider and take action on Cross Creek Ranch/Creek Cove at Cross Creek Ranch/ Section 6/Final Plat**

A motion was made by Planning and Zoning Member Collins to approve Cross Creek Ranch Creek Cove at Cross Creek Ranch Section 6 Final Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

**Ayes:** Planning and Zoning Members Archer, Collins, Cozart, and Einkauf

**Nays:** None

Absent: Planning and Zoning Members Lavengco, Worley and one vacancy

**14. Consider and take action on Request from Cross Creek Ranch: Master Sign Plan (uniform standards for the erection of the signs within the community of Cross Creek Ranch) See the attachment.**

A motion was made by Planning and Zoning Member Archer to approve Cross Cree Ranch Master Sign Plan (see the attachment). It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, Cozart, and Einkauf

Nays: None

Absent: Planning and Zoning Members Lavengco, Worley and one vacancy

**15. Presentation: New Project 8 acres located near Huggins School Mike Roller/ Remax Realty West and discussion of new project by the Commission Members**

Chairman Einkauf stated that a presentation will be conducted by Mike Roller of Remax Realty. Mr. Roller took the floor and stated he hopes this project will benefit the City in a couple of ways: 1) to easy traffic flow from the new school to Huggins and making more than one exit available from the new school. There are plans for commercial development on the property too.

Chairman Einkauf stated that his concern is having more than a 60ft. Right away for any new development. Approximately a ten-minute discussion regarding this project. No action was taken.

**16. Presentation: Cross Creek Ranch- Katy Fulshear Road Closures/ General Plan Modification**

A 20 minute discussion on the abandonment of Katy-Fulshear Road. Kevin Gilligan, Brown and Gay representative presented to the PnZ Commission of what the plans are outlining the expected time frame around the first of June. This roadway has no right of way and is property owned by Johnson Development. They will be starting construction in this area soon and wanted to get the talks started regarding closure of this portion of Fulshear Katy road (to the north it will be close to FM 1463 where the FFA tower is located and the southern end it would be north of where west park boulevard be located.

C. J. Snipes, City Administrator stated that the abandonment of this part of Katy-Fulshear has been on agreement since 2006-----only invested interest are ranchers. Mr. Snipes stated that we are awaiting detour plan before closure for this section of Katy-Fulshear road is closed. Some members of the committee were concerned

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about the increased traffic on Fry, FM 1463, and FM 1093 roads due to a portion of the Katy Fulshear Road being closed.

No action was taken.

**17. Adjournment**

A motion was made by Planning and Zoning Member Cozart to adjourn. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

**Ayes:** Planning and Zoning Members Archer, Collins, Cozart, and Einkauf

**Nays:** None

**Absent:** Planning and Zoning Members Lavengco, Worley and one vacancy